

LODGE & THOMAS

ESTABLISHED 1892

Ref: LAT210016

OFFERS INVITED

78½ ACRES OF PRODUCTIVE AGRICULTURAL LAND

**MIDDLE & LOWER AMBLE, WADEBRIDGE PL27 6EW
NORTH CORNWALL**



A rare opportunity to acquire productive agricultural Grade II and III arable land. Situated close to the former market town of Wadebridge, Rock, St. Kew Highway and the North Coast.

The land is comprised within two ring fenced blocks with good road access.

AVAILABLE AS A WHOLE OR IN LOTS

**WADEBRIDGE 3½ MILES * ROCK 4½ MILES * BODMIN 10 MILES
CAMELFORD 11 MILES * ST. COLUMB 13 MILES**

CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS
58 Lemon Street Truro Cornwall TR1 2PY 01872 272722
www.lodgeandthomas.co.uk property@lodgeandthomas.co.uk

SITUATION

The land is contained within two blocks at Middle Amble and Lower Amble, part with long road frontage and gated accesses onto the Council maintained road leading out of the village of Chapel Amble towards either St. Minver.

The land is situated less than 4 miles (by road) from the large former market town of Wadebridge, 2½ miles from the village of St. Minver and 2 miles from St. Kew Highway.

THE LAND

The **Land at Middle Amble** extends in area to approximately **66.43 acres (26.88 hectares)** comprising nine level or gently sloping, free draining field enclosures some of which have frontage to and direct access off the road leading between Chapel Amble and St. Minver. The fields are convenient shape and size for modern farming and the land has been in a cropping rotation. Two of the fields are currently down to pasture with the remainder being either cereal or maize stubble. This land is classified as Grade II on the Land Classification Map for the area with good deep free draining loamy soils. From the land there are lovely far reaching country views towards the south and north east.

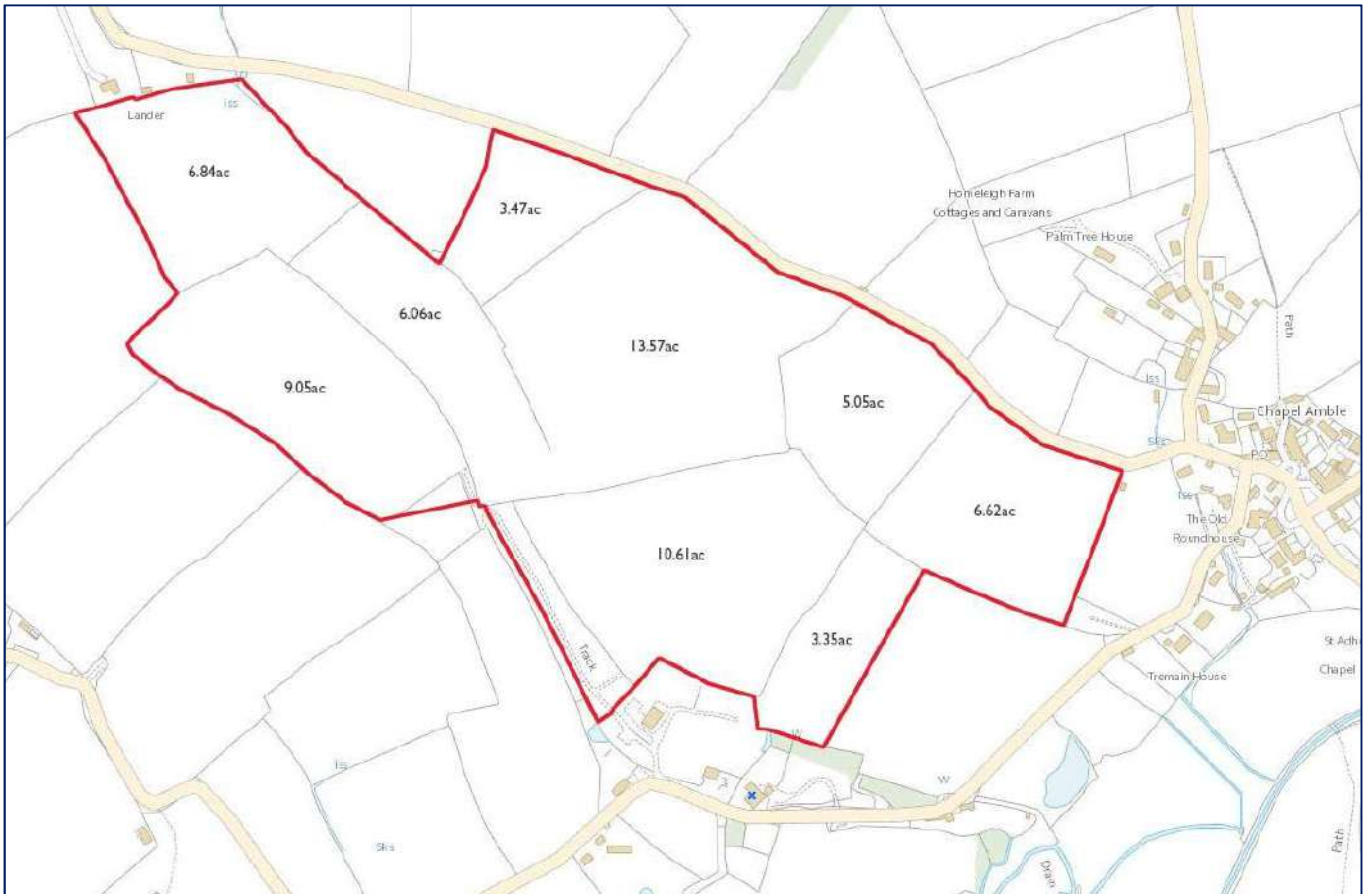
Within one of the fields there is an area of overgrown rough land along the western boundary containing various redundant farm machinery and scrap vehicles etc.



The **Land at Lower Amble** extends to approximately **12.14 acres (4.9 hectares)** and comprises Grade II and III land which is currently down to pasture, contained within two good size field enclosures which are gently sloping with a south easterly aspect. The fields are accessed over a short track leading from the Council maintained road. Near the southern boundary is an area which lies wet and contains a spring.



All the fields are bound by Cornish hedges with a mixture of hedgerow trees and shrubs and the majority of them have internal post and wire stock fencing.



SERVICES: Interested applicants are advised to make their own enquiries and investigations prior to making an offer.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The sale will be subject to and with the benefit of all existing wayleaves, easements and rights of way as may exist.

BASIC PAYMENT SCHEME: There are no Entitlements to the Basic Farm Payment available with the land.

PARTICULARS & PLAN: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The attached plan is not to scale and is for the purpose of identification only. Although believed to be correct the accuracy of the plan is in no way guaranteed nor does it form part of the Contract.

VIEWINGS: At any reasonable time in accordance with the **Countryside Code**. Tel: 01872 272722; Email: property@lodgeandthomas.co.uk

